

June 25, 2026

Mr. Tracey Garland
New York State Department of Environmental Conservation
Remedial Bureau C, Section E
625 Broadway, 12th Floor
Albany, New York 12233-7014

RE: Annual Site Inspection Report
Hempstead-Clinton Road Former MGP Site
Village of Hempstead
Nassau County, New York
NYSDEC Site No. 1-30-106

Dear Mr. Garland:

In accordance with the Site Management Plan (SMP) dated January 2011 and approved by the New York State Department of Environmental Conservation (NYSDEC) on January 14, 2011, this Site Inspection Report (SIR) is being submitted to confirm that:

- The use of the subject property as a parking structure has not changed since the prior inspection.
- The appearance of the property is not degraded in such a fashion which may suggest major structural repairs are needed or imminent.
- The property owner has no plans within the next 12 to 15 months to initiate any change in use of the property, nor plans for major construction or repairs to the property, which would require demolition or excavation beneath the ground level of the structure. It is noted that the property owner did not respond to multiple requests regarding their future plans for the property.

Following is a summary of the site inspection, conclusions, photographs taken during the site inspection (Attachment A), and certifications from the New York State (NYS) Professional Engineer (P.E.) and the property owner (blank form included) in accordance with the SMP (Attachments B and C, respectively).

Site Inspection

On behalf of National Grid, GEI Consultants, Inc. (GEI) performed an annual site inspection on April 28, 2026. The use of the property has not changed and continues to consist of a parking garage and building. There exists no major degradations to the property and the asphalt cover provides protection from the onsite subsurface in the majority of the facility. The asphalt has degraded in several small areas and should be repaired. No evidence of other intrusive work was noted during the site inspection.

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National Grid will conduct the next annual site inspection in April 2027.

If you have any questions, feel free to contact me at 516-220-4363.

Sincerely,

A handwritten signature in cursive script, appearing to read "Chris Morris".

Christopher Morris, P.G.
On behalf of Michael Quinlan

Attachments

cc: R. Ockerby, NYSDOH

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Inspection\report.v130106.2025-04-XX.AnnualSiteInspectionReport.docx

ATTACHMENT A
PHOTOGRAPHS AND INSPECTION FORM



Photo 1. East side of the site looking north.

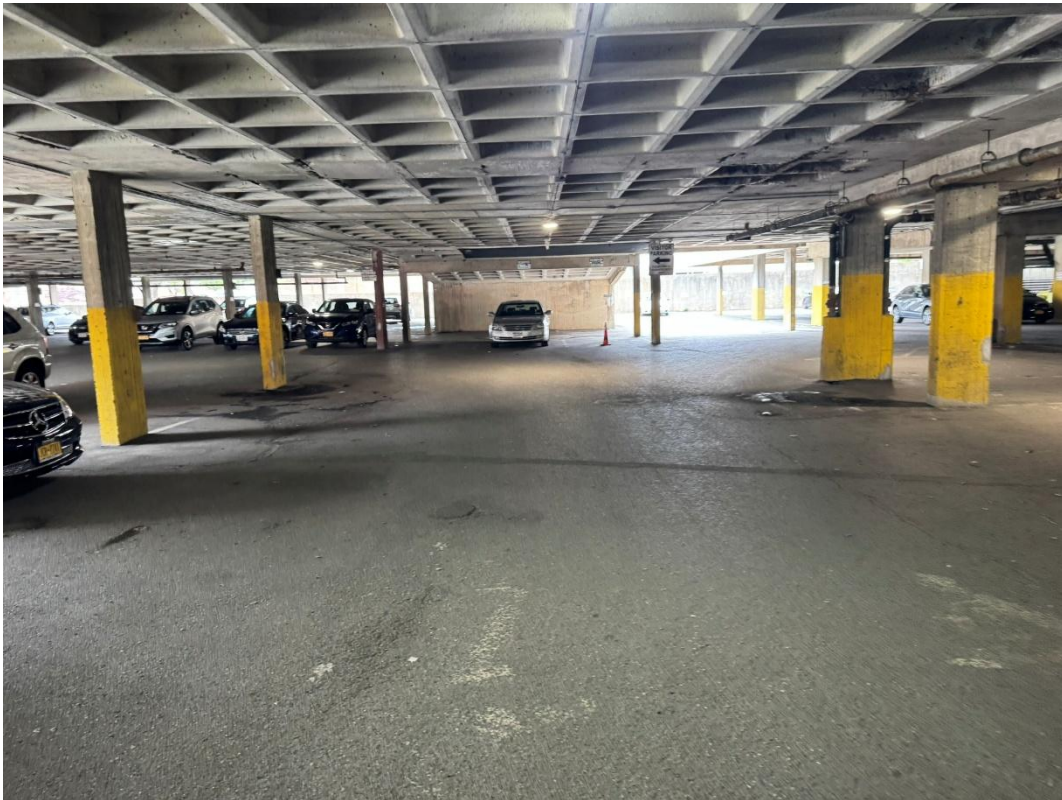


Photo 2. Central part of the site looking west.

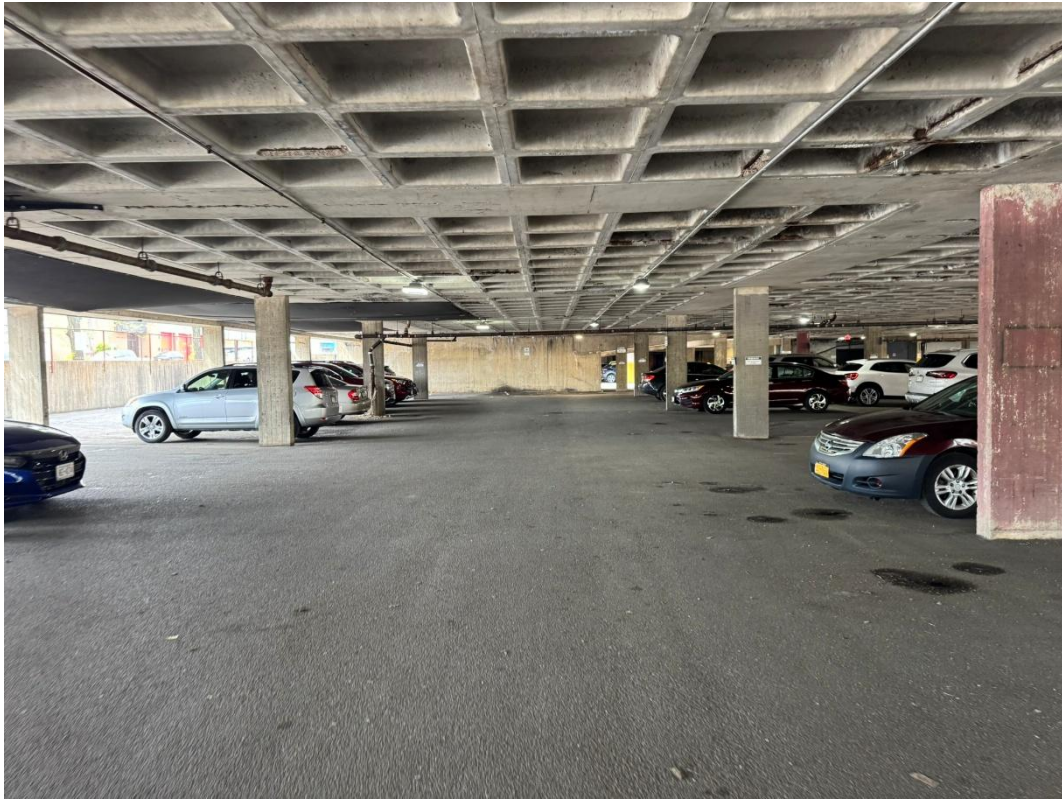


Photo 3. South part of the Site looking north.



Photo 4. Central portion of Site looking northeast.



Photo 5. Southern portion of the Site looking south.



Photo 6. Southern portion of the Site looking south.

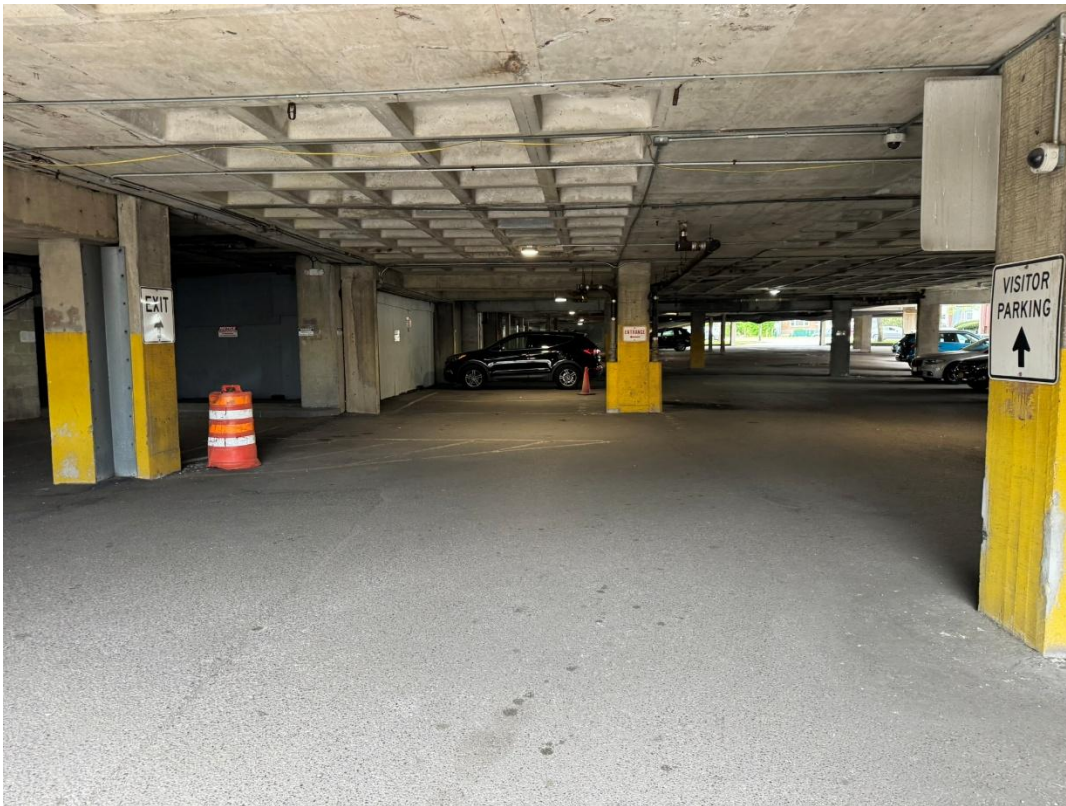


Photo 7. Central portion of the Site looking east.

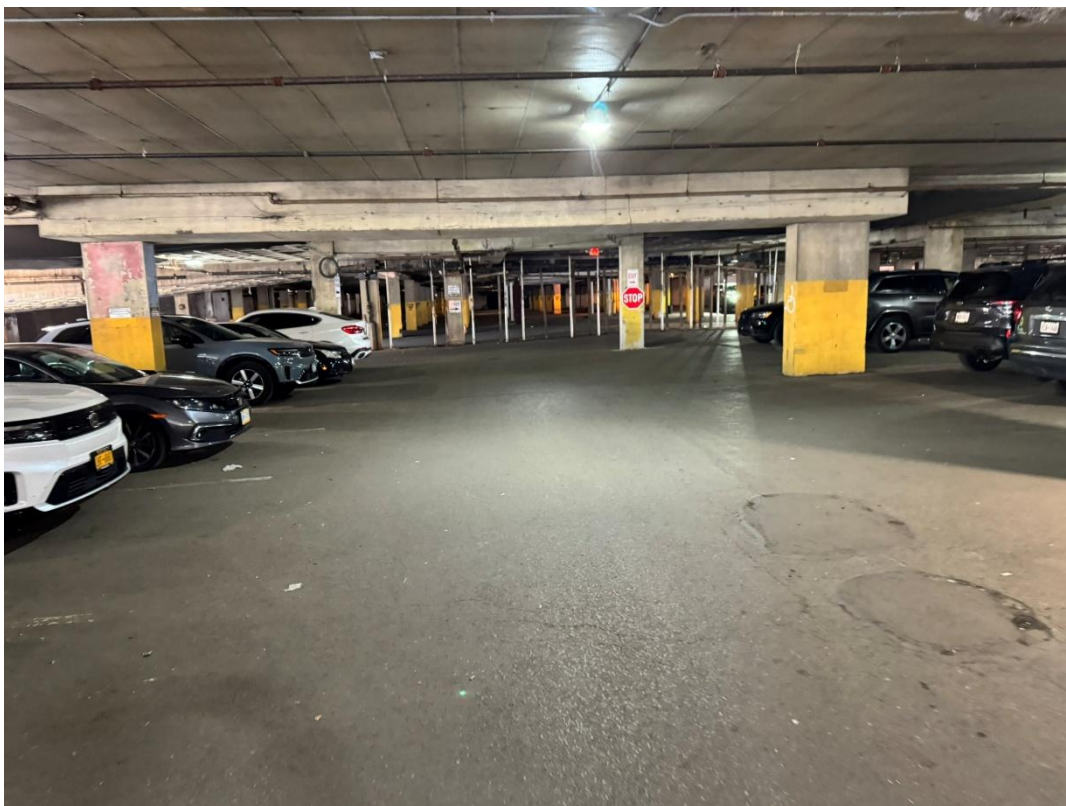


Photo 8. Northern side of the site looking south.

Annual Site Inspection Form

I. Site Background Information

A. Site Name and Location:

Site name: Hempstead-Clinton Road Former MGP Site

Name of the current property owner(s): Alphamore, LLC

Site Street Address: 50 Clinton Street

Municipality (-ies): Hempstead County (-ies): Nassau

Blocks: 350

Lots: 115

Source information obtained from: Site Management Plan - January 2011

B. Person responsible for preparing Inspection Form:

Person's Name: Chris Morris, P.G.

Person's Title: Project Manager

Company Name: GEI Consultants, Inc.

Relationship to the Site (check as appropriate): Owner _____ Operator _____

Lessee _____ Person Who Conducted the Cleanup _____
Other (describe) Consultant for National Grid

Street Address: 1000 New York Avenue

City: Huntington Station State: NY

Telephone Number: (631) 484-9152

Fax Number: (____) ____-____

E-mail Address: cmorris@geiconsultants.com

C. Case Specific Information (Complete all that apply)

Site Name: Hempstead-Clinton Road Former MGP Site

Site Registry Number: 130106

Inspection Date: 4/28/26

D. Existing Site Conditions

Describe the physical characteristics of the site (features, topography, drainage, vegetation, access, etc.).

The site is currently being used as a parking garage, which
remains consistent with previous inspections. The Site is covered
primarily by asphalt or the parking structure with a few small
grassy areas around the perimeter. There are drainage structures
on the property, but water collects in several areas of the Site.
The Site is generally flat. Access to the Site is available
through several entrances to the parking structure.

Describe the current site operations/use. Confirm continued use as a parking structure.

Site use has remained consistent as a parking structure.

- Confirm that the appearance of the property has not degraded in such a fashion which may suggest major structural repairs are needed or imminent

Yes X No

- Confirm that the property owner has no plans within the next twelve (12) to fifteen (15) months to initiate any change in use of the property or for major construction or repairs to the property which would require demolition or excavation beneath the ground level of the structure

Yes No Not confirmed

- Property owner certification attached? Yes No X

ATTACHMENT B
NYS P.E. CERTIFICATION

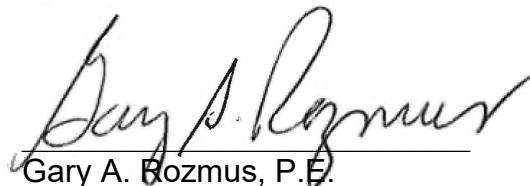
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I certify, to the best of my knowledge, that all the following statements are true:

- The inspection of the site confirms its continued use as a parking structure.
- The appearance of the property is not degraded in such a fashion which may suggest major structural repairs are needed or imminent.
- The property owner has been contacted and acknowledges, in writing, that there are no plans within the next 12 to 15 months to initiate any change in use of the property nor plans for major construction or repairs to the property which would require demolition or excavation beneath the ground level of the structure.
- The information presented in this report is accurate and complete.
- I certify that all information and statements in this certification form are true.

I, Gary A. Rozmus, of GEI Consultants, Inc., located at 1000 New York Avenue, Suite B, Huntington Station, New York 11746, am certifying as National Grid's Designated Site Representative.

Date June 25, 2026



Gary A. Rozmus, P.E.
GEI Consultants, Inc.
New York State Professional Engineer
License Number 056744



ATTACHMENT C
PROPERTY OWNER STATEMENT

I am an authorized representative of Alphamore, LLC, the property owner of 50 Clinton Road, Hempstead, New York 11550. I can state that Alphamore, LLC has no plans within the next twelve to fifteen months to initiate any change in use of said property or for major constructions or repairs to said property, which would require demolition or excavation beneath the ground level of the structure.

Should these intentions change in the period subsequent to this acknowledgement, Alphamore, LLC will notify both the New York State Department of Environmental Conservation Project Manager and National Grid through National Grid's Designated Site Representatives of its intentions.

Date